

**City of Greensboro Planning Department  
Zoning Staff Report  
March 14, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** D  
**Location:** 409 Apple Ridge Road

**Applicant:** Sonja Eley-Ghee  
**Owner:** Nicholas and Sonja Eley-Ghee

**From:** RS-9 Residential Single Family  
**To:** Conditional District – RM-8 Residential Multifamily

**Conditions:** 1) Limited to a daycare center or single family residential use.

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	N/A
<b>Net Density of Developable Land</b>	N/A
<b>Existing Land Use</b>	Single Family Residential / Home Daycare
<b>Acreage</b>	0.55
<b>Physical Characteristics</b>	<i>Topography:</i> Slopes eastward <i>Vegetation:</i> Grass & mature trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Randleman Road Plaza	CD-HB
<i>South</i>	Single Family / South Point Plaza parking area	RS-12 / HB
<i>East</i>	Vacant Lot	RS-9
<i>West</i>	Single Family Residential	RS-9

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
D703	1997	This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S A request to rezone this property to CU-RM-8 for a daycare center was denied by the Zoning Commission in January 1997 (see staff comments below)

<b>DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS</b>
<b>RS-9:</b> Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
<b>CD-RM-8:</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 8.0 units per acre or less. See conditions for the use limitations.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Randleman Road – Major Thoroughfare, Apple Ridge Road – Local Street.
<b>Site Access</b>	Limited to a single access point to Apple Ridge Road.
<b>Traffic Counts</b>	Not available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	See GDOT comments.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per Development Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, South Buffalo Creek
<b>Floodplains</b>	None
<b>Streams</b>	None
<b>Other</b>	N/A

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the ***necessary array of services and facilities***.

POLICY 7A.2: Encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New “strip” commercial development is discouraged.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** A request to rezone this property to CU-RM-8 for a daycare center was denied by the Zoning Commission in January 1997. Staff recommended denial of that request, expressing concern about the precedent that such an action would establish for properties on both sides of Apple Ridge Road. Staff felt that Apple Ridge Road was clearly a residential street which was uniformly zoned for single family use.

Since that time, the property on the north side of Apple Ridge Road opposite the subject lot was rezoned to CD-HB and has been developed as a shopping center. That commercial rezoning request was denied by the Zoning Commission, the case was appealed, and the City Council approved the rezoning request in January 2002.

With the completion of the shopping center, conditions have changed as far as the subject property is concerned. The view from this property is now the rear of the southernmost building in the shopping center. Staff feels that a daycare center at this location offers a transitional neighborhood-serving use between the strip commercial along Randleman Road and the residential neighborhood along Apple Ridge Road and Jonathan Lane.

The applicant will be required to install and maintain a Type B planting yard along the western property line. This planting yard will require an average width of 30 feet unless a fence is included in the buffer. Staff feels that this will help ensure compatibility with the adjacent single family lot.

Staff has suggested that an additional condition be added to the application which will help ensure compatibility with the neighborhood and the adjacent property. This condition would be to retain the existing building, which the applicant has subsequently agreed to add.

**GDOT:** Under the existing ordinance sidewalks would only be required if the proposed building exceeds 15,000 square feet. Given the proposed use, and the proximity to the existing transit service along Randleman Road, GDOT recommends that sidewalk be provided along the frontage of Apple Ridge Road, regardless of the size of the proposed building.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.